

80-54-A 255 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Margaret and Craig Krahn, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.5.1 to permit a side yard setback of 5' in lieu of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
NEED ADDITIONAL LIVING SPACE FOR FAMILY OF 6 MEMBERS. EXISTING LIVING ROOM OF 11'X12' AREA IS TOO SMALL TO RAISE CHILDREN. LARGER LIVING, DINING AND KITCHEN AREA IS NEEDED. THE ADDITIONAL LIVING AREA OF 120 SQ. FT. WILL RELIEVE EXISTING FAMILY CONGESTION.

DATE: 8/20/79
ELECTION: 15
DISTRICT: 15
D. T. 6-15-79
TYPE: 1
HEARING: 1
BY: JPH
FINAL: 10-23

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

CRAIG KRAHN 686-6046
Contract purchaser
Address: 947 BARRON AVENUE
ESSEX MD 21221

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 30th day of August, 1979, at 2:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

8/30/79
9:50 AM

September 7, 1979

Mr. & Mrs. Craig Krahn
947 Barron Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Barron Avenue, 150' W of
Renfrew Street - 15th Election
District
Craig Krahn, et ux - Petitioners
NO. 80-54-A (Item No. 255)

Dear Mr. & Mrs. Krahn:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE

BEGINNING AT A POINT ON THE SOUTHSIDE OF BARRON AVENUE APPROXIMATELY 150 FEET WEST OF RENFREW STREET AND KNOWN AS LOT #39 AS SHOWN ON THE PLAT OF MARLYN TERRACE WHICH IS RECORDED IN LAND RECORDS OF BALTIMORE COUNTY IN LIBER 13, FOLIO 17, ALSO KNOWN AS 947 BARRON AVE,

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Barron Ave., 150' : OF BALTIMORE COUNTY
W of Renfrew St., 15th Dist.
CRAIG KRAHN, et ux, Petitioners : Case No. 80-54-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 13th day of August, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Craig Krahn, 947 Barron Avenue, Essex, Maryland 21221; and Belsinger Paint Inc., 2219 York Road, Timonium, Maryland 21093, Contract Purchaser.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-54-A, Item 255

Petition for Variance for side yard setback
South side of Barron Avenue, 150 feet West of Renfrew Street
Petitioner - Craig Krahn, et ux

HEARING: Thursday, August 30, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
Director of Planning and Zoning

JDS:jgh:rw

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Mr. Craig Krahn
947 Barron Avenue
Essex, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of June, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Craig Krahn

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 17, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Craig Krahn
947 Barron Avenue
Essex, Maryland 21221

RE: Item No. 255
Petitioner - Craig Krahn
Variance Petition

Dear Mr. Krahn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of September, 1979, that the herein Petition for Variance to permit a side yard setback of five feet in lieu of the required ten feet, for the expressed purpose of additional living space not to exceed 10 feet by 42 feet, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of September, 1979, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #255 (1978-1979)
Property Owner: Craig Krahn
S/S Barron Ave. 150' W. Renfrew St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: 0.143 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved. This property comprises Lot 39, "Amended Plat of Marilyn Terrace", recorded C.H.K. 13, Folio 17.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 255 (1978-1979).

Very truly yours,
[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWB:ss
cc: J. Wimbley
E-SW Key Sheet, 13 SE 21 Pos. Sheet
SE 4 F Topo, 103 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Seyffert
DIRECTOR

August 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #235, Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: Craig Krahn
Location: S/S Barron Ave. 150' W. Renfrew St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: 0.143
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
[Signature]
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: Nos. 249, 251, 254, and 255.

Sincerely,
[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mc

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 9, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 255, Zoning Advisory Committee meeting of June 19, 1979, are as follows:

Property Owner: Craig Krahn
Location: S/S Barron Ave. 150' W Renfrew St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: 0.143
District: 15th

Metropolitan water and sewer exists. Therefore, no health hazards are anticipated.

Very truly yours,
[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/JEP:msw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: July 6, 1979

FROM: Lt. Thomas R. Kelly
Fire Prevention Bureau

SUBJECT: Zoning Advisory Committee Meeting of June 19, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 249 Property Owner: Dennis R. & Linda M. Garner
Location: N/S Freeway 255.8' W Hollins Ferry Rd.
No Comments

ITEM # 251 Property Owner: Ronald L. & Norma J. Kirby
Location: NW/S Holly Hill Rd. 95' SW Suburban Rd.
No Comments

ITEM # 254 Property Owner: William L. & Cleopha A. Brandt
Location: NW/S Merritt Blvd. 670' SW Meadow La.
No Comments

ITEM # 255 Property Owner: Craig Krahn
Location: S/S Barron Ave. 150' W Renfrew St.
No Comments

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

June 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #255 Zoning Advisory Committee Meeting, June 19, 1979 are as follows:

Property Owner: Craig Krahn
Location: S/S Barron Ave 150' W Renfrew St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: 0.143
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

NOTE: G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. A one hour fire rated wall shall be required to allow a 5'-0" setback.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 15, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 19, 1979

RE: Item No: 249, 250, 251, 252, 253, 254, 255
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCCOWAN, PRESIDENT
T. RAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTEHARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER D. HATHORN

ALVIN LOPECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. GUEHL, SUPERINTENDENT

VICINITY MAP

EASTERN BLVD.
RENFREW ST.
BARRON AVE.
MARTIN RD.
MARTIN AVE.

SUBJECT PROPERTY

NORTH

EXISTING DWELLING

BARRON AVE.

RENFREW ST.

EX. DWG.

EX. DWG.

PROPOSED 10'x42' R.M. ADD.

MAP 113
NELH

ELECTION DISTRICT 15
D. TEL. 1-77

TYPE HEARING BY 118

FINAL BY

PETITION FOR ZONING VARIANCE FOR
MR. & MRS. CRAIG KRAHN
15 ELECTION DIST.
ZONED D.R.5.5
LOT 39, LIBER 13, FOLIO 17
"MARYLNN TERRACE"
PUBLIC UTILITIES EXISTING IN THE ST.
SCALE: 1"=50'

PETITION FOR VARIANCE
10th DISTRICT

ZONING: Petition for Variance for side yard setback.

LOCATION: South side of Barron Avenue, 150 feet West of Renfrew Street.

D. TEL. & TIME: Thursday, August 30, 1979 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 8 feet in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.5 C.1 - side yard setback.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning at a point on the South side of Barron Avenue, approximately 150 feet West of Renfrew Street and known as lot 39 as shown on the plat of Marylann Terrace which is recorded in land records of Baltimore County in Liber 13, folio 17, also known as 847 Barron Avenue.

Being the property of Craig Krahn, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 30, 1979 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ one time ~~successive~~ before the 30th day of August, 1979, the first publication appearing on the 9th day of August, 1979.

THE JEFFERSONIAN,
S. Frank Simpson
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
10th DISTRICT

ZONING: Petition for Variance for side yard setback.

LOCATION: South side of Barron Avenue, 150 feet West of Renfrew Street.

D. TEL. & TIME: Thursday, August 30, 1979 at 9:30 A.M.

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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 8.

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 August 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE Craig Krahn, L 05048 was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 10 day of August, 1979, that is to say, the same was inserted in the issues of August 9, 1979.

STROMBERG PUBLICATIONS, INC.
BY Laura Pannulovich

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 9/13/79

Posted for: Petition for Variance

Petitioner: Craig Krahn, et ux

Location of property: 915 Barron Ave., 150' W. Renfrew Street

Location of Signs: front of property, 1447 Barron Ave.

Remarks:

Posted by Sean Coleman Date of return: 9/17/79

Signature

1 sign

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DB</u>	Revised Plans:		Change in outline or description <u>Yes</u>							
Previous case:	Map #		<u>No</u>							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 10 day of June 1979. Filing Fee \$ 25.00. Received Check Cash Other

S. Eric DiNemio
Zoning Commissioner

Petitioner Craig Krahn Submitted by B. King

Petitioner's Attorney Reviewed by DB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83075

DATE July 31, 1979 ACCOUNT #C1-662

AMOUNT \$25.00

RECEIVED FROM Robert M. Palefinger

FOR Filing Fee for Case No. 80-54-A

25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83154

DATE August 29, 1979 ACCOUNT 01-662

AMOUNT \$39.65

RECEIVED FROM Margaret L. Krahn

FOR Advertising and Posting for Case No. 80-54-A

39.65

VALIDATION OR SIGNATURE OF CASHIER

